



**MLS #: 1641109**    **Active**    **Single Family**    **LP:**    **\$79,900**  
**1305 DUCK CREEK CT**    **Town Adams**    **A01**  
**County:** Adams    **Zip:** 53910    **State:** WI  
**Subdivision:** Lazy Creek Unrec

**Bedrooms:** 3    **Est. Fin Above Grade SqFt:** 1554  
**Full Baths:** 1    **Est. Fin Below Grd Exp SqFt:**  
**Half Baths:** 0    **Est. Finished Non-Exp SqFt:**  
**Est. Age:** 999    **Est. Total Finished SqFt:** 1554

Open House:

**Directions:** From Adams/Friendship:Hwy 13 South, R on Duck Creek Ct. (West) to 1305 on Left.

	<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>			
<b>Living Rm:</b>	M	26x13	<b>Mstr BedRm:</b>	M	15x13	<b>Laundry:</b>	M	11x9	<b>Full</b>	<b>Half</b>	<b>1/4</b>	
<b>Dining Rm:</b>	N		<b>2nd BedRm:</b>	M	13x13	<b>Utility Rm</b>	M	7x5	<b>Upper:</b>	0	0	0
<b>Kitchen:</b>	M	20x13	<b>3rd BedRm:</b>	M	10x9				<b>Main:</b>	1	0	0
<b>Family/Rec:</b>	N		<b>4th BedRm:</b>						<b>Lower:</b>	0	0	0
<b>School District:</b>	Adams-Friendship		<b>Elementary:</b>	Adams-Friendship		<b>Middle:</b>	Adams-Friendship		<b>High:</b>	Adams-Friendship		

**Legal:** Lot 5 of Lazy Creek Unrec    **Est. Lot Size:** 5.96  
**Parcel #:** 002-01657-0000    **Est. Lot Sq. Ft.:**  
**Zoning:** Res    **Net Taxes:** \$ 2302 / 2010  
**Builder:**

<b>Type</b>	1 story	<b>Fuel</b>	Liquid propane
<b>Style</b>	Ranch	<b>Heating/Cooling</b>	Forced air, Central air
<b>Master Bedrm Bath</b>	None	<b>Water/Waste</b>	Well, Non-Municipal/Prvt dispos
<b>Dining</b>	Eat-in kitchen	<b>Roof</b>	Compstn/Fiberglass
<b>Kitchen Features</b>	Range/Oven, Refrigerator	<b>Barrier-free</b>	Open floor plan, First floor bedroom, First floor full bath, Level drive
<b>Fireplace</b>	Wood burning, LivingRm	<b>Miles to Capitol</b>	Over 50 miles
<b>Basement</b>	None	<b>Terms/Misc.</b>	Cash, Short sale
<b>Garage</b>	2 car, Detached	<b>Waterfront</b>	N/A
<b>Driveway</b>	Gravel	<b>Lake/River</b>	
<b>Exterior</b>	Vinyl		
<b>Lot Size</b>	Over 5 to 10 acres		
<b>Lot Description</b>	Wooded, Rural-in subdivision, On dead end		

**Interior Features** Wood or sim. wood floor, Washer, Dryer, At Least 1 tub  
**Exterior Features** Deck

Don't miss out on this very affordable, 3 bedroom ranch style house tucked way in a quiet country setting on almost 6 acres! Plenty of room to roam and enjoy the wildlife and nature. Lots of bang for your buck here with a wood burning living room fireplace and custom woodwork throughout this home! Beautiful knotty pine interior walls accent it's natural charm! Bring the boat! Country living in a location you'll love that is north of Wisconsin Dells and within minutes of Castle Rock Lake!

**Sold Price:**    **PtsPd/SlrCr:**    **Closing Date:**

This information provided courtesy of:

